

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-353</u></a>	<a href="#"><u>CENTURY PRESTIGE II, L. L. C.</u></a>
<a href="#"><u>04-424</u></a>	<a href="#"><u>JOSE MILTON &amp; VILLAGE SHOPPING CENTER TRUST</u></a>

APPLICANT: CENTURY PRESTIGE II, L. L. C.

- (1) MODIFICATION of Paragraph #5 of Declaration of Restrictions recorded in Official Records Book #20586, Pages 2881 – 2893, reading as follows:

FROM: "5. Proposed Charter School. The Owners agree to reserve a 2.58 acre site in the southwest section of the Property (the 'School Site') for the construction and operation of a charter school (the 'Charter School'). The proposed Charter School shall be subject to approval by the County under a separate application. Said application shall be subject to review and approval by the Public Works Department Traffic Concurrency Section, in addition to the review and approval required by local and state laws and regulations. Subject to said approvals, the Charter School shall be in operation at the beginning of the first school year following the issuance of a building permit for the two hundred twentieth (220<sup>th</sup>) dwelling unit. Until all of the required approvals for the Charter School are granted, the School Site shall be maintained as open/green space.

In the event that the Charter School is not approved by all of the appropriate agencies, the School Site shall remain as open/green space, and the Owners may proceed with the development of Property as provided herein."

TO: "5. Proposed Charter School. The Owners agree to reserve a 2.52 acre site in the southwest section of the Property (the 'School Site') for the construction and operation of a charter school (the 'Charter School'). The proposed Charter School shall be subject to approval by the County under a separate application. Said application shall be subject to review and approval by the Public Works Department Traffic Concurrency Section, in addition to the review and approval required by local and state laws and regulations. Subject to said approvals, the Charter School shall be in operation at the beginning of the 2006 school year. Until all of the required approvals for the Charter School are granted, the School Site shall be maintained as open/green space.

In the event that the Charter School is not approved by all of the appropriate agencies, the School Site shall remain as open/green space, and the Owners may proceed with the development of the Property as provided herein."

The purpose of this request is to allow the applicant additional time to construct a proposed charter school to allow it to be operational by the beginning of the 2006 school year.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: Tract "A", CENTURY GARDENS, Plat book 161, Page 21.

LOCATION: The Northwest corner of N.W. 90 Court and N.W. 178 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.52 Acres

PRESENT ZONING: RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANTS: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST

(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN PARCEL

(2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.

REQUEST #2 ON THE NORTHERN & SOUTHERN PARCELS

(3) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of county Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: “3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Apartments Conversion for Country Club Towers,’ as prepared by Salvador M. Cruxent, Architect, dated 12-20-84 and consisting of 3 pages.”

TO: “3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Country Club Towers Second Phase II,’ as prepared by Salvador M. Cruxent, Architect, dated, signed & sealed 1/31/05 consisting of 11 sheets and landscape plans prepared by EGS2 Corp., dated signed and sealed 2/17/05 and consisting of 8 sheets.”

The purpose of request #3 is to permit the applicant to submit new site plans for a residential apartment development on the southern parcel and showing pedestrian and vehicular connectivity to the existing development on the northern parcel.

(4) DELETION of 3 Agreements as recorded in Official Record Book 7397, Pages 597 through 609 and Pages 620 through 625.

The purpose of request #4 is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #3 & #4 ON THE NORTHERN PARCEL

- (5) Applicant is requesting to permit a proposed parking garage setback 20’ from the south and 15’ from the east property lines (25’ required for both).
- (6) Applicant is requesting to permit all buildings spaced 20’ from each other (30’ required where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site).

REQUESTS #5 & #6 ON THE SOUTHERN PARCEL

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APPLICANTS: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST      PAGE TWO

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS SUBDIVISION, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: 6790 N.W. 186 Street & 18255-18345 N.W. 68 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.3 Acres

BU-1A (Business – Limited)

RU-4 (Apartments 50 units/net acre)

RU-4M (Modified Apartment House 35.9 units/net acre)

RU-4L (Limited Apartment House 23 units/net acre)